



Disaster Recovery Program

Housing: Construction and Inspection
Texas General Land Office

Round 2 Requirements

- ▶ Minimum Construction Standards
 - Same as Round 1
- ▶ Minimum Design Standards
- ▶ Minimum Construction Specifications

<http://www.glo.texas.gov/GLO/disaster-recovery/forms/housing-forms-publications.html>



Program Goals

- ▶ Establish a minimum standard for
 - Construction
 - Design
 - Specifications (Material and Workmanship)

- ▶ Minimize construction variance throughout program



Round 2 Requirements Do Not:

- ▶ Replace: City, County, State or Federal ordinances, laws, or regulations
- ▶ Replace engineering requirements

*Most stringent requirement should prevail



Minimum Construction Standards

- ▶ Texas Government Code 2306.514
 - Accessibility, visitability
 - For new construction
- ▶ Housing Quality Standards
 - Provide decent, safe and sanitary housing
 - Rehab and new construction



Minimum Construction Standards

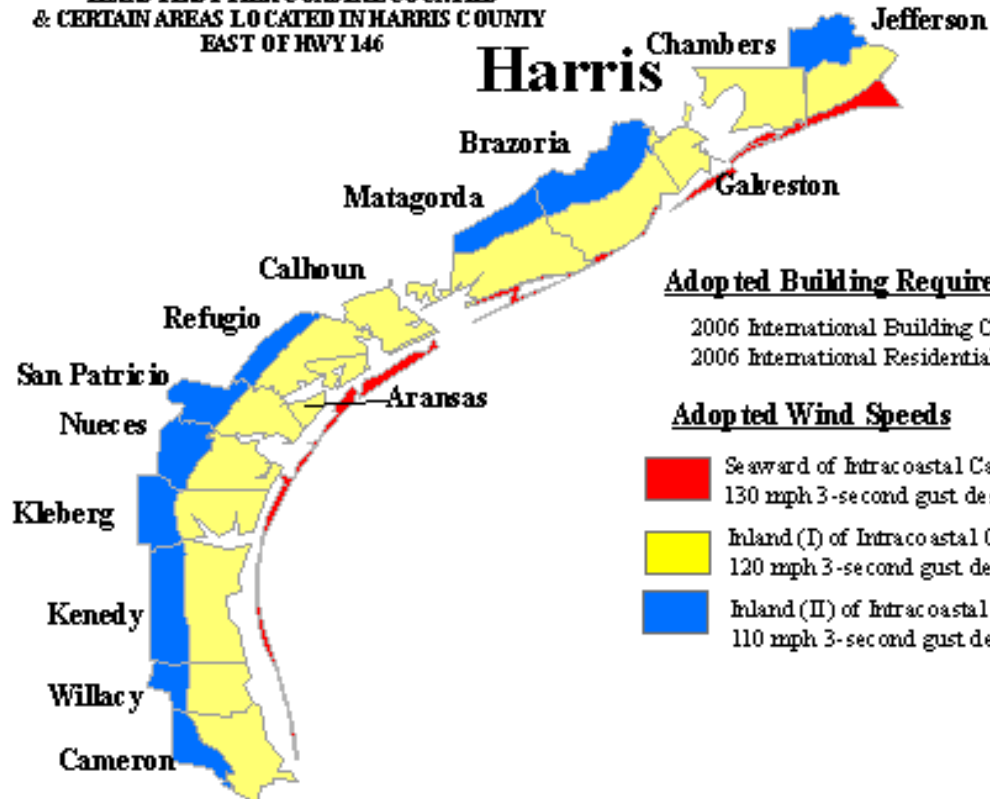
- ▶ Uniform Federal Accessibility Standards
 - Based on Architectural Barriers Act (ABA)
 - For rehab and new construction
 - Applies to multi family
- ▶ Texas Department of Insurance Requirements (when applicable)
 - Rehab and new construction



Texas Tier 1 Counties

Designated Catastrophe Areas

TEXAS FIRST TIER COASTAL COUNTIES
& CERTAIN AREAS LOCATED IN HARRIS COUNTY
EAST OF HWY 146



Minimum Design Standards

- ▶ New for Round 2
- ▶ Pulls from Minimum Construction Standards
- ▶ General program design requirements
 - Architectural
 - Space and Use
 - Major components/Items
 - Does not necessarily cite specific standards

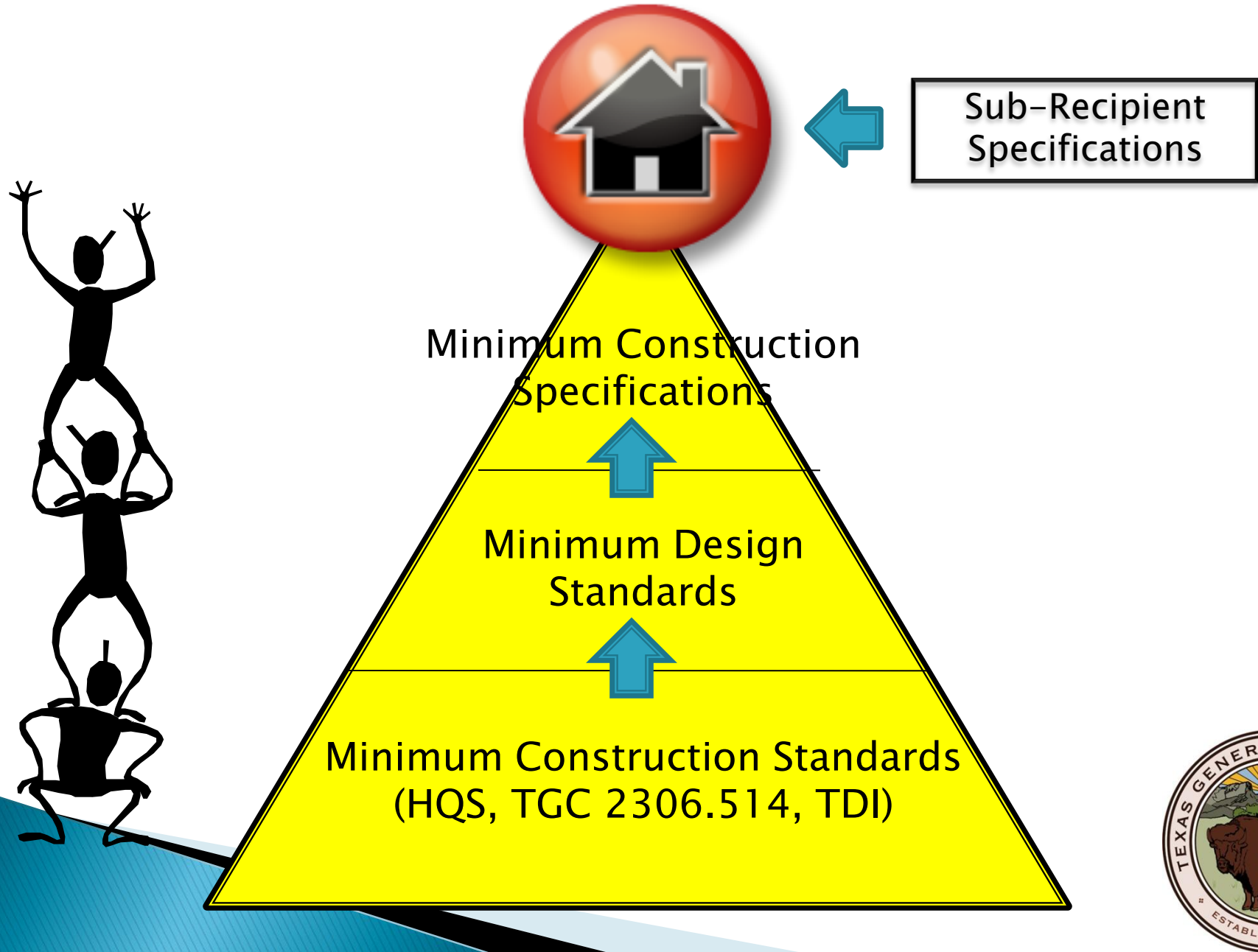


Minimum Construction Specifications

- ▶ New for Round 2
- ▶ Pulls from Minimum Construction & Design Standards
- ▶ Cites specific material and workmanship requirements per construction industry standards
 - ASTM – American Society for testing and Materials
 - ACI – American Concrete Institute
 - ASME, ASTM, Etc.



Round 2 Requirements



Summary

- ▶ Standards are meant to work together
- ▶ Not meant to be a “catch all or one size fits all”
- ▶ Use the waiver request option
- ▶ Codes, laws ordinances, rules, regulations or orders of any public authority in conflict with installation, inspection, and testing take precedence over these standards.





Disaster Recovery Program

Residential Inspections

Scope Development Inspections

New Construction

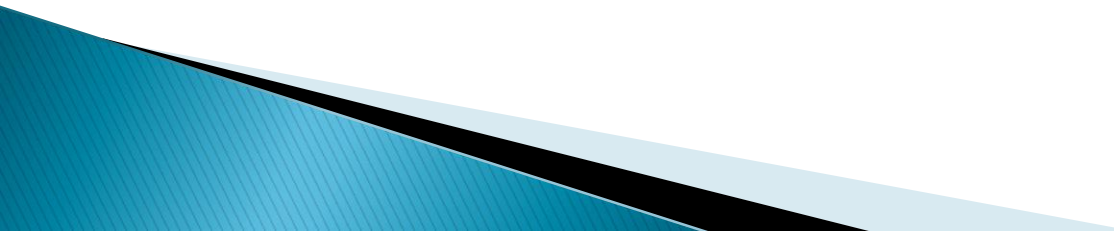
vs.

Rehabilitation



Scope Development Inspections

▶ New Construction

- HUD Housing Quality Standards
 - Texas Government Code 2306.514
 - Texas Department of Insurance
 - Round 2 Design Standards and Construction Specifications
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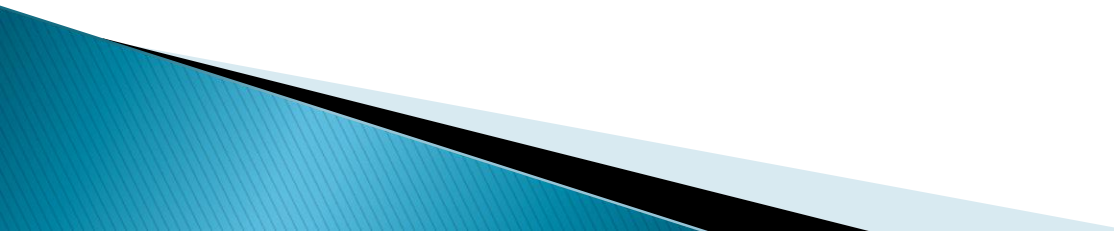
Scope Development Inspections (cont.)

▶ Rehabilitation

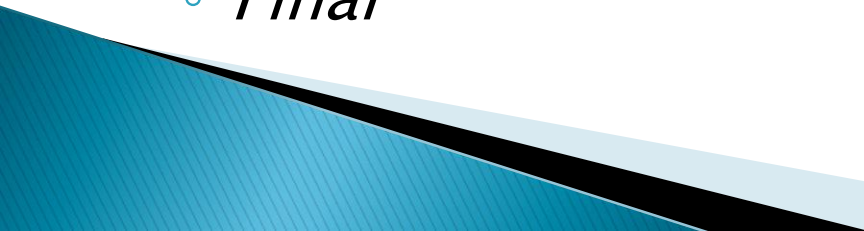
- HQS
 - TDI
 - Round 2 Design Standards and Construction Specifications (as applicable)
 - Other applicable codes
- ▶ “Most projects fail during the planning stage”



Scope Development Inspections (cont.)

- ▶ Once magnitude of project has been assessed, a budget can be created.
 - ▶ Work Write-Up / Cost Estimate
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CODE INSPECTIONS

- ▶ Once construction is underway the process can be monitored using *code inspections*.
 - ▶ Required construction inspections
 - *Foundation (Pre-Pour)*
 - *Rough In (electrical, mechanical, plumbing)*
 - *Structural*
 - *Insulation*
 - *Flatwork*
 - *Final*
- 

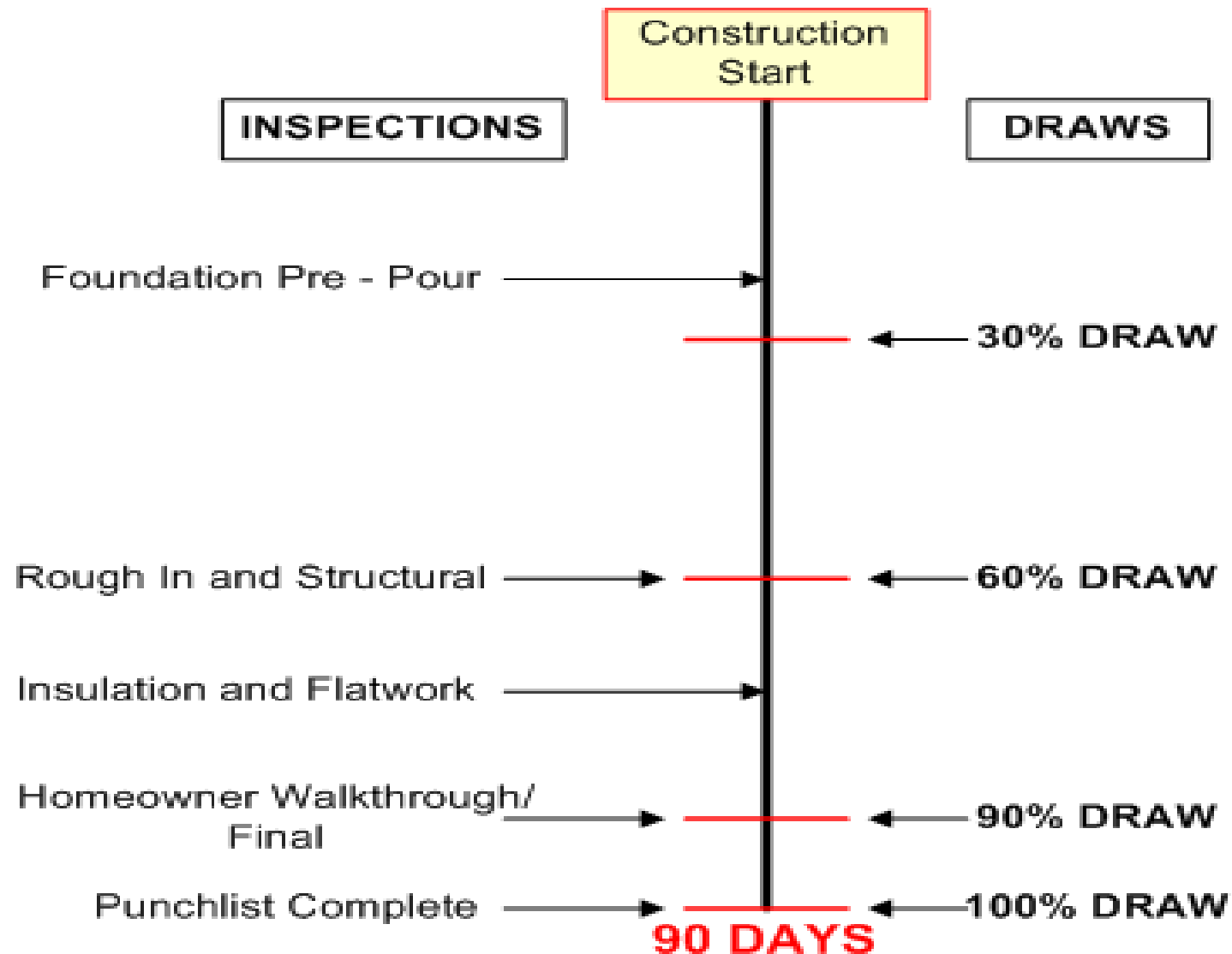
CODE INSPECTIONS

- ▶ Inspections should be documented via:
 - Signed permit cards (Required)
 - Reports/ Pictures

CAN CODE INSPECTIONS BE USED TO CONTROL TIMING OF CONTRACTOR DRAWS?



Suggested Draws and Timeline





Thank You Q & A

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